50 Lower Pollet

St Peter Port, Guernsey

Retail Premises

£23,000 per annum

Total Space
315 Sq Ft

Location
Centrally Located

Frontage
Good

Condition
Shell

Available
Immediately

Rent
£23,000 per annum

50 Lower Pollet is a well positioned retail unit in the centre of St Peter Port. It is offered in a shell condition, ready for a tenant to fit out. The Lower Pollet has high footfall levels and is located close to the public car parks and the financial district.

Watts Property Consultants Ltd, One High Street, St Peter Port, Guernsey, GY1 2LZ
T 01481 740071
E info@watts.property
Registered in Guernsey, number 50723

www.watts.property

RICS
Regulated by RICS

LOCATION

50 Lower Pollet sits between Le Pollet and St Julian's Avenue, in a convenient location in the centre of St Peter Port's town centre.

Given its proximity to the central office district, the North Beach Car Park and the main retail pitch, it has excellent levels of footfall.

There is a mixture of national and independent retailers nearby and also a good mix of restaurants, bars and other hospitality related businesses.

DESCRIPTION

50 Lower Pollet offers approximately 315 sq ft of accommodation located on the ground floor of the building.

It is currently split into two interconnected areas, which are offered in a shell condition ready for an incoming tenant to fit-out.

WC facilities are located to the rear of the unit and are shared with the neighbouring occupier.

ACCOMMODATION

The premises is approximately 315 sq ft which comprises the following:-

Description	Area (sq ft)
Front Retail Area	200
Rear Retail Area	115
Total	**315**

TENURE

Leasehold.
The premises is available to rent by way of a new lease direct with the landlord.

RENT

The rent for the premises is £23,000 per annum.

In addition to the rent, the tenant will be responsible for paying the tax on real property, parish rates, building insurance and utilities relating to the premises.

AVAILABILITY

The premises is available to rent immediately.

LEGALS

All terms are subject to contract and the landlord's approval.
Each party is responsible for its own legal costs.

Watts Property Consultants Ltd, One High Street, St Peter Port, Guernsey, GY1 2LZ
T 01481 740071
E info@watts.property
Registered in Guernsey, number 50723

50 Lower Pollet

RENT SOLE AGENCY | RETAIL

Watts Property Consultants Ltd, One High Street, St Peter Port, Guernsey, GY1 2LZ

T 01481 740071

E info@watts.property

Registered in Guernsey, number 50723

www.watts.property

RICS®
Regulated by RICS

WATTS
PROPERTY CONSULTANTS

50 Lower Pollet

RENT SOLE AGENCY | RETAIL

Watts Property Consultants Ltd, One High Street, St Peter Port, Guernsey, GY1 2LZ

T 01481 740071

E info@watts.property

Registered in Guernsey, number 50723

www.watts.property

RICS
Regulated by RICS

Our Services

Watts Property Consultants are able to offer the full range of commercial property services to meet clients' requirements.

Building Consultancy

Our Building Consultancy Team offers a broad range of building surveying services, including project management, defect analysis, dilapidations and interior fit outs on all property types.

Lease Consultancy

Our Lease Consultancy Department includes an expert team to deal with all manner of landlord and tenant matters.

FURTHER INFORMATION & VIEWING

Wing Lai
MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 412578
E: wing.lai@watts.property

Joanna Watts
MA Cantab MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 130686
E: jo.watts@watts.property

Every care is taken in the preparation of these particulars, however, Watts Property Consultants Ltd nor its agents nor the vendor are responsible for any errors, omissions or mis-statements contained within them. They do not constitute an offer or contract and no employee of Watts & Co Ltd has the authority to make or give any representation, or warranty in relation to this property. Prospective purchasers and/or tenants should conduct their own investigation before making any agreement to purchase or lease this property. Measurements are given for guidance purposes only and are approximate.